

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 9

Resolution No. 37-15

Mr. David Marks, Councilman

By the County Council, May 4, 2015

A RESOLUTION of the Baltimore County Council to amend the Towson Business Core Design Principles.

WHEREAS, the Baltimore County Council passed Resolution 64-11 in July of 2011 adopting the Towson Business Core Design Principles, as part of the Comprehensive Manual of Development Policies, for use in the redevelopment of the Towson Business Core.

WHEREAS, recognizing the development scheme of the projects both approved and pending in the Towson area, and in order to more comprehensively and more appropriately permit development in line with the vision for Towson as described in Master Plan 2020, now, therefore be it

RESOLVED, by the County Council of Baltimore County, Maryland, that paragraphs D.2.(A)5., (B), (C), (D), and (E) and D.3.(A)4., (B), (C), (D), and (E) and Exhibit A of the Towson Business Core Design Principles be and they are hereby amended to read as follows:

TOWSON BUSINESS CORE DESIGN PRINCIPLES

D. Design Principles – Street Types

2. Town Center.

(A) Required Building Elements:

5. Window treatment OF STREET FRONTAGE GROUND LEVEL FACADES shall provide a minimum 40-60% glazing, ALL OTHER FACADES SHALL PROVIDE A MINIMUM 20-60% GLAZING [and maintain vertical window proportions of 2:1 and 3:2].

(B) Building Placement:

PRESCRIBED BUILDING PLACEMENT AND STREETScape DIMENSIONS ARE SUBJECT TO CHANGE BASED UPON LIMITING FACTORS INCLUDING BUT NOT LIMITED TO EXISTING OR PROPOSED UTILITIES, VARYING ROAD WIDTHS, EASEMENTS, TRAFFIC AND PEDESTRIAN SAFETY, AND ENVIRONMENTAL CONDITIONS.

[Build to Line: 18-20 feet from the face of the curb.]

Space between buildings: 0 [10] feet minimum.

Rear Yard: 0 feet.

(C) Building Height:

Minimum 2 stories

Maximum: Refer to Regulating Plan

Buildings shall be stepped back from any street frontage, at the build to line 10 feet after the fourth floor WITH THE EXCEPTION THAT FOR THOSE BUILDINGS LOCATED ON THE WEST SIDE OF YORK ROAD BETWEEN TOWSONTOWN BOULEVARD AND WEST BURKE AVENUE, ONLY PORTIONS OF BUILDINGS THAT EXCEED 7 STORIES MUST BE STEPPED BACK 10 FEET FROM THE BUILD TO LINE.

(D) Streetscape Dimensions:

Curb to building face dimensions: [18 feet to 20].

THIS AREA, WHICH MAY VARY IN WIDTH, SHALL BE DESIGNED TO PROMOTE A SAFE, ACTIVE STREET LEVEL PEDESTRIAN ENVIRONMENT THROUGH THE INCLUSION OF VARIOUS URBAN DESIGN ELEMENTS. THESE MAY INCLUDE TREES, FOUNDATION PLANTINGS AND GROUND COVERS; AND HARDSCAPE ELEMENTS SUCH AS SEATING, LIGHTING, BRICK PAVERS AND/OR PATTERN PAVEMENTS.

[Curb face to tree well or landscape strip: 2.5 feet.

Planter width, tree well area or landscape strip: 5 feet.

Sidewalk from planter tree well edge: 6 feet to 7 feet.

Edge of sidewalk to building may include paving or landscaping: 4.5 feet to 6.5 feet.

Planter edge, tree well or landscape strip to building face: 12.5 feet to 14.5 feet.]

[(E) Frontage Types Allowed: Shopfront, Forecourt, Gallery.]

3. Boulevard.

(A) Required Building Elements:

4. Window treatment OF STREET FRONTAGE GROUND LEVEL FACADES shall provide a minimum 40-60% glazing, ALL OTHER FACADES SHALL PROVIDE A MINIMUM 20-60% GLAZING [and maintain vertical window proportions of 2:1 and 3:2].

(B) Building Placement:

PRESCRIBED BUILDING PLACEMENT AND STREETSCAPE DIMENSIONS ARE SUBJECT TO CHANGE BASED UPON LIMITING FACTORS INCLUDING BUT NOT LIMITED TO

EXISTING OR PROPOSED UTILITIES, VARYING ROAD WIDTHS, EASEMENTS, TRAFFIC AND PEDESTRIAN SAFETY, AND ENVIRONMENTAL CONDITIONS.

[Build to Line: 24 feet from the face of the curb.]

Space between buildings: 0 [10] feet minimum.

Rear Yard: 0 feet.

(C) Building Height:

Minimum 2 stories

Maximum: Refer to Regulating Plan

Buildings shall be stepped back from any street frontage, at the build to line 10 feet after the fourth floor WITH THE EXCEPTION THAT FOR THOSE BUILDINGS LOCATED ON THE SOUTH SIDE OF TOWSONTOWN BOULEVARD BETWEEN WEST BURKE AVENUE AND YORK ROAD, AND THOSE BUILDINGS LOCATED ON THE NORTH SIDE OF WEST BURKE AVENUE BETWEEN TOWSONTOWN BOULEVARD AND YORK ROAD, ONLY PORTIONS OF BUILDINGS THAT EXCEED 7 STORIES MUST BE STEPPED BACK 10 FEET FROM THE BUILD TO LINE.

(D) Streetscape Dimensions:

Curb to building face dimensions: [24 feet].

THIS AREA, WHICH MAY VARY IN WIDTH, SHALL BE DESIGNED TO PROMOTE A SAFE, ACTIVE STREET LEVEL PEDESTRIAN ENVIRONMENT THROUGH THE INCLUSION OF VARIOUS URBAN DESIGN ELEMENTS. THESE MAY INCLUDE TREES, FOUNDATION PLANTINGS AND GROUND COVERS; AND HARDSCAPE ELEMENTS SUCH AS SEATING, LIGHTING, BRICK PAVERS AND/OR PATTERN PAVEMENTS.

[Curb face to soil in planter or landscape strip: 1.5 feet.

Planter width, soil area or landscape strip: 5 feet.

Sidewalk from planter edge of soil: 8 feet.

Edge of sidewalk to building may include paving or landscaping: 9.5 feet to 13.5 feet.

Planter edge of soil or landscape strip to building face: 17.5 feet.]

[(E) Frontage Types Allowed: Shopfront, Forecourt, Gallery.]

BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.